

Grantee: Fort Lauderdale, FL

Grant: B-11-MN-12-0007

October 1, 2013 thru December 31, 2013 Performance Report



Grant Number:

B-11-MN-12-0007

Obligation Date:**Award Date:****Grantee Name:**

Fort Lauderdale, FL

Contract End Date:

03/10/2014

Review by HUD:

Reviewed and Approved

LOCCS Authorized Amount:

\$2,145,921.00

Grant Status:

Active

QPR Contact:

Jonathan Brown

Estimated PI/RL Funds:

\$1,000,000.00

Total Budget:

\$3,145,921.00

Disasters:

Declaration Number

No Disasters Found

Narratives

Summary of Distribution and Uses of NSP Funds:

1. Acquire and Rehabilitate a minimum of Ten (10) Single Family Homes and provide second mortgages &ndash \$1,656,736.80
2. Project Delivery (such as property inspections and rehabilitation work write-ups) &ndash \$60,000.00
3. Demolition &ndash \$214,592.10 - PROJECT CANCELLED FUNDING REALLOCATED TO ACQUIRE AND REHABILITATE SINGLE FAMILY HOMES.
4. NSP 3 Administration &ndash \$214,592.10

How Fund Use Addresses Market Conditions:

Funds will be used in these areas in two major ways:

One, to stop further decline in otherwise stable neighborhoods by purchasing, rehabilitating and demolishing properties in very serious disrepair. This will eliminate the opportunity for the neighborhoods to continue to decline. Two, this approach will turn around neighborhoods experiencing more serious decline by targeting multiple properties in very small neighborhood areas.

Ensuring Continued Affordability:

The City of Fort Lauderdale will require all recipients of NSP 3 funding to execute a mortgage and promissory note. These documents will be recorded in the Public Records and are enforceable mechanisms to ensure continued affordability. The period of affordability for NSP3 is fifteen (15) years.

Definition of Blighted Structure:

For the purposes of NSP3, a blighted structure has the same definition of the criteria for slum and blight in Florida Statutes Chapter 163.340, which states the following:

1. Building deterioration
2. Site deterioration or site deficiencies
3. Unsanitary and unsafe conditions and incompatible areas
4. Six or more ownership parcels per block
5. Buildings greater than 40 year of age
6. Presence of closed/vacant buildings
7. Presence of vacant lots
8. Buildings in violation of property maintenance code violations
9. Presence of buildings scheduled for demolition

Definition of Affordable Rents:

Affordable rents are defined as a rental rate at or below thirty percent (30%) of a family's gross income. All rental activities will remain affordable to income eligible families for a period no less than fifteen (15) years.

Housing Rehabilitation/New Construction Standards:

NSP3 REHABILITATION STANDARDS

All rehabilitated units must meet the minimum standards of the existing Florida Building Code, the Housing and Community Development Division's Property Rehabilitation Standards, the HUD Section 8 Existing Minimum Housing Quality Standard, and the Cost Effective Energy Conservation Standard.

Cost Effective Energy Conservation

General replacement of the interior of a building shall meet the standard for Energy Star Qualified New Homes. Other rehabilitation must meet these standards to the extent applicable to the work undertaken, e.g., replace older obsolete products and appliances with Energy Star labeled products. Water efficient toilets, showers, and faucets must be installed.

Vicinity Hiring:

Preference will be given to the greatest extent feasible toward vicinity hiring and the NSP3 contracts will contain specific language that will require developers to hire, certify and report all efforts undertaken including those of their subcontractors or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects in accordance with the City's Section 3 Policy.

Procedures for Preferences for Affordable Rental Dev.:

The City Commission of the City of Fort Lauderdale elected not to undertake any rental activities.

Grantee Contact Information:

NSP3 Program Administrator Contact Information

Name (Last, First) Brown, Jonathan

Email Address JonathanBr@fortlauderdale.gov

Phone Number 954-828-4548

Mailing Address 700 NW 19th Avenue, Fort Lauderdale, FL 33311

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$2,145,921.00
Total Budget	\$214,592.10	\$2,145,921.00
Total Obligated	\$214,592.10	\$2,145,921.00
Total Funds Drawdown	\$84,865.88	\$1,546,343.59
Program Funds Drawdown	\$84,865.88	\$1,546,343.59
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$273,014.46	\$1,806,715.43
Match Contributed	\$0.00	\$0.00



Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$321,888.15	\$0.00
Limit on Admin/Planning	\$214,592.10	\$112,183.72
Limit on State Admin	\$0.00	\$112,183.72

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$214,592.10	\$274,592.10

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$536,480.25	\$414,184.20

Overall Progress Narrative:

Developers purchased a total of 9 properties. Three porperties were sold to Low to moderate income buyers and one property was sold to a very-low income buyer. Demolition Project was cancelled and funding reallocated to Acquisition, Rehabilitation and Resale. Florida's Attainable was given permission to purchase another property.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Program Administration	\$14,753.12	\$214,592.10	\$95,542.12
0002, Single Family Foreclosure Acquisition, Rehabilitation and	\$67,213.93	\$1,871,328.90	\$1,434,159.87
0003, Project Delivery Costs	\$2,898.83	\$60,000.00	\$16,641.60

Activities

Grantee Activity Number:	0001
Activity Title:	Program Administration

Activity Category:

Administration

Project Number:

0001

Projected Start Date:

07/01/2011

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Program Administration

Projected End Date:

03/10/2014

Completed Activity Actual End Date:**Responsible Organization:**

City of Fort Lauderdale

Overall**Total Projected Budget from All Sources****Oct 1 thru Dec 31, 2013****To Date**

N/A

\$214,592.10

Total Budget

\$0.00

\$214,592.10

Total Obligated

\$0.00

\$214,592.10

Total Funds Drawdown

\$14,753.12

\$95,542.12

Program Funds Drawdown

\$14,753.12

\$95,542.12

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$43,199.68

\$128,810.04

City of Fort Lauderdale2

\$43,199.68

\$128,810.04

Match Contributed

\$0.00

\$0.00

Activity Description:

Program Administration

Location Description:

City of Fort Lauderdale, Housing & Community Development Division, 1409 NW 6th Street, Fort Lauderdale, FL 33311

Activity Progress Narrative:

Expenditures thru December 31, 2013; salaries and benefits for City employees, needed supplies, and advertisement.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	0002FA
Activity Title:	FA - Acquisition, Rehabilitation and Resale

Activity Category:

Acquisition - general

Project Number:

0002

Projected Start Date:

08/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

Single Family Foreclosure Acquisition, Rehabilitation and

Projected End Date:

03/10/2014

Completed Activity Actual End Date:
Responsible Organization:

City of Fort Lauderdale

Overall
Total Projected Budget from All Sources
Oct 1 thru Dec 31, 2013

N/A

To Date

\$307,092.10

Total Budget

\$0.00

\$307,092.10

Total Obligated

\$0.00

\$207,092.10

Total Funds Drawdown

\$16,005.83

\$190,828.35

Program Funds Drawdown

\$16,005.83

\$190,828.35

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$2,835.35

\$193,663.70

City of Fort Lauderdale2

\$2,835.35

\$193,663.70

Match Contributed

\$0.00

\$0.00

Activity Description:

Acquisition and rehabilitation of foreclosed, vacant and abandoned homes in the selected target areas.

Location Description:

The NSP3 activity locations are identified in the attachment.

Activity Progress Narrative:

Expenditures thru December 31, 2013; Developer purchased one property intended for resale to a very low-income homebuyer, undergoing rehabilitation.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	0002IU
Activity Title:	IU - Acquisition, Rehabilitation and Resale

Activity Category:

Acquisition - general

Project Number:

0002

Projected Start Date:

08/04/2012

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Single Family Foreclosure Acquisition, Rehabilitation and

Projected End Date:

03/10/2014

Completed Activity Actual End Date:
Responsible Organization:

City of Fort Lauderdale

Overall
Total Projected Budget from All Sources
Oct 1 thru Dec 31, 2013

N/A

To Date

\$307,092.10

Total Budget

\$0.00

\$307,092.10

Total Obligated

\$0.00

\$207,092.10

Total Funds Drawdown

\$0.00

\$202,530.46

Program Funds Drawdown

\$0.00

\$202,530.46

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$202,530.46

City of Fort Lauderdale2

\$0.00

\$202,530.46

Match Contributed

\$0.00

\$0.00

Activity Description:

Acquisition, rehabilitation and resale to very low income homebuyers in the City of Fort Lauderdale.

Location Description:

Eligible NSP Areas as defined and identified in the attachment.

Activity Progress Narrative:

Expenditures thru December 31, 2013; developer purchased, rehabilitated and resold one property to a very-low income homebuyer.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/2
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/2
Total acquisition compensation to	0	0/0



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/2
# of Singlefamily Units	1	1/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	1/0	0/0	1/2	100.00
# Owner Households	1	0	1	1/0	0/0	1/2	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
2825 SW 4th Pl	Fort Lauderdale		Florida	33312-2040	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	0003PD
Activity Title:	Project Delivery

Activity Category:

Administration

Project Number:

0003

Projected Start Date:

08/01/2010

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Project Delivery Costs

Projected End Date:

03/10/2014

Completed Activity Actual End Date:
Responsible Organization:

City of Fort Lauderdale

Overall
Total Projected Budget from All Sources
Total Budget
Total Obligated
Total Funds Drawdown
Program Funds Drawdown
Program Income Drawdown
Program Income Received
Total Funds Expended

City of Fort Lauderdale2

Match Contributed
Oct 1 thru Dec 31, 2013

N/A

\$0.00

\$0.00

\$2,898.83

\$2,898.83

\$0.00

\$0.00

\$13,046.97

\$13,046.97

\$0.00

To Date

\$60,000.00

\$60,000.00

\$60,000.00

\$16,641.60

\$16,641.60

\$0.00

\$0.00

\$27,808.81

\$27,808.81

\$0.00

Activity Description:

Employee salaries and benefits for inspections and underwriting.

Location Description:

NSP 3 Eligible areas as identified in the attachment.

Activity Progress Narrative:

Expenditures thru December 31, 2013; Construction Review Specialists continue to inspect rehabilitation progress on the purchased properties.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	0005FA
Activity Title:	FA - Acquisition Rehabilitation and Resale (LMMI)

Activity Category:

Acquisition - general

Project Number:

0002

Projected Start Date:

09/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Single Family Foreclosure Acquisition, Rehabilitation and

Projected End Date:

03/10/2014

Completed Activity Actual End Date:
Responsible Organization:

City of Fort Lauderdale

Overall
Total Projected Budget from All Sources
Oct 1 thru Dec 31, 2013

N/A

To Date

\$841,276.30

Total Budget

\$0.00

\$841,276.30

Total Obligated

\$0.00

\$621,276.30

Total Funds Drawdown

\$801.10

\$618,957.73

Program Funds Drawdown

\$801.10

\$618,957.73

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$17,863.44

\$636,020.07

City of Fort Lauderdale2

\$17,863.44

\$636,020.07

Match Contributed

\$0.00

\$0.00

Activity Description:

Acquisition and rehabilitation of foreclosed, vacant and abandoned homes in the selected target areas.

Location Description:

The NSP3 activity locations are identified in the attachment.

Activity Progress Narrative:

Expenditures thru December 31, 2013. Developer purchased three properties, rehabilitation completed. One property was sold to a low-moderate income homebuyer.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/4
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/4
# of Singlefamily Units	1	1/4



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	0/4	1/0	1/4	100.00
# Owner Households	0	1	1	0/4	1/0	1/4	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
6331 NW 34th Ave	Fort Lauderdale		Florida	33309-1603	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	0005IU
Activity Title:	IU - Acquisition, Rehabilitation and Resale

Activity Category:

Acquisition - general

Project Number:

0002

Projected Start Date:

08/04/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Single Family Foreclosure Acquisition, Rehabilitation and

Projected End Date:

03/10/2014

Completed Activity Actual End Date:
Responsible Organization:

City of Fort Lauderdale2

Overall
Total Projected Budget from All Sources
Total Budget
Total Obligated
Total Funds Drawdown
Program Funds Drawdown
Program Income Drawdown
Program Income Received
Total Funds Expended

City of Fort Lauderdale2

Match Contributed
Oct 1 thru Dec 31, 2013

N/A

\$214,592.10

\$214,592.10

\$50,407.00

\$50,407.00

\$0.00

\$0.00

\$196,069.02

\$196,069.02

\$0.00

To Date

\$1,000,000.00

\$1,000,000.00

\$835,868.40

\$421,843.33

\$421,843.33

\$0.00

\$0.00

\$617,882.35

\$617,882.35

\$0.00

Activity Description:

Acquisition, rehabilitation and resale of properties to low and moderate income homebuyers

Location Description:

As identified in the attached.

Activity Progress Narrative:

Expenditures thru December 31, 2013. Developer purchased four properties, completed rehabilitation on two properties that were sold to low-mod income homebuyers. The other two properties are undergoing rehabilitation.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	2/5
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/5
Total acquisition compensation to	0	0/0



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	2/5
# of Singlefamily Units	2	2/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	2	2	1/5	3/0	4/5	100.00
# Owner Households	0	2	2	1/5	3/0	4/5	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
3121 NW 69th St	Fort Lauderdale		Florida	33309-1209	Match / Y
6925 NW 34th Ave	Fort Lauderdale		Florida	33309-1230	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	